

Lease or Leases shall be renewed, or shall be a Charge and **790** *Incumbrance upon the Leasehold Premises, together with Interest for the same, as the said Courts respectively shall direct and determine; and as for and concerning Leases to be made upon Surrenders by Femes Covert, unless the Fine or Consideration of such Lease, and the reasonable Charges shall be otherwise paid or secured, the same, together with Interest, shall be a Charge or Incumbrance upon such Leasehold Premises, for the Use and Benefit of such Person or Persons who shall advance the same:

III. And be it further enacted by the Authority aforesaid, That the respective Leases to be so renewed, shall operate, and be to the same Uses, and be liable to the same Trusts, Charges, Incumbrances, Dispositions, Devises and Conditions, as the Leases to be, from time to time, surrendered as aforesaid, were or would have been subject to, in case such Surrender had not been made; anything in this or any former Law to the contrary notwithstanding.

IV. And be it further enacted and declared, That every such Surrender, and such Lease or Leases granted thereupon, shall be, and be deemed as valid and legal, to all Intents and Purposes, as if such Surrender had been made by and on the Behalf of a Person of full Age, sane Mind, or not married; any thing in this or any former Law to the contrary notwithstanding.

Renewable leases are known to us, but they are chiefly for long terms, and it is not likely that the Statute should come into judgment.